Box 60

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $101,000.00.

Alice H. Magee 8/31/00
Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 31st day of August, 2000.

Notary Public

My Commission Expires 9/23/2002

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

Sidwell & Barrett, P.C.
121 First Avenue South
Suite 200
Franklin, TN 37064

Davidson County DEEDWARR
Recvd: 09/06/00 11:06 3pgs
Fees:15.00 Taxes:373.70
20000906-0088005

ADDRESS NEW OWNER(S) AS FOLLOWS:
Alice H. Magee
613 North Stonegate Court
Antioch, Tennessee 37013

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL NUMBERS:
Map/Parcel: 165-13-0-A-023.00CO

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Paula Patterson Kelsey and husband, Sanford D. Kelsey,** hereinafter referred to as Grantors, hereby transfers and conveys to **Alice H. Magee, a single woman** hereinafter referred to as Grantees, their heirs and assigns a certain tract or parcel of land in Davidson County, State of Tennessee described as follows, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 365 on the Plan of Peppertree Forest P.U.D. Section 5 of record in Plat Book 7900, page 499, Register's Office for County, to which reference is made for a more complete description

Being the same property conveyed to Paula Patterson Kelsey (who acquired title as Paula Patterson) by Warranty Deed from Richard A. Jones and wife, Wanda L. Jones of record in Book 10845, page 181 in the Register's Office for Davidson County, Tennessee. Sanford D. Kelsey hereby joins in this to convey any marital interest he has in the subject property.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book7900, Page 499, Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 8757, page 639 in said Register's Office.

Restrictive covenants contained in an instrument of record in Book 8757, page 607, Register's Office for Davidson County, Tennessee.

By-Laws of record in Book 8757, page 623 in said Register's Office.

All other easements and restrictions of record in said Register's Office.

County taxes for the year 2000 are a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorata share thereof to GRANTEES who will be responsible for payment of said taxes.

This is improved property known as 613 North Stonegate Court, Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said **GRANTEES**, their heirs and assigns forever, and I do covenant with the said **GRANTEES** that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said **GRANTEES**, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 31st day of August, 2000.

Paula Patterson Kelsey

Paula Patterson Kelsey

Sanford D. Kelsey by Paula P. Kelsey

Sanford D. Kelsey

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Paula Patterson Kelsey, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged they executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of August, 2000.

K. THOMAS SMITH NOTARY PUBLIC WILLIAMSON COUNTY, TENN. LARGE

Notary Public

10/22/01

My Commission Expires

02311-BW

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, Paula Patterson Kelsey, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument on behalf of Sanford A. Kelsey and who acknowledged that she executed the same as the free act and deed of the said Sanford A. Kelsey by virtue of the Power of Attorney, duly executed by the said Sanford A. Kelsey

Witness my hand and official seal this 31st day of August, 2000

Notary Public

My Commission Expires:

10/22/01

